



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 5, 2024
2402-PUD-04

Petition Number: 2402-PUD-04

Project Name: Winterburg PUD

Subject Site Address: Generally southwest of the intersection at 193rd St. and Casey Rd.
(the "Property")

Petitioner: Platinum Properties Management Company, LLC

Representative: Nelson & Frankenberger, LLC

Request: Request a change in zoning for 206 acres +/- from the AG-SF1:
Agriculture / Single-family Rural District to the Winterburg Planned Unit
Development (PUD) District

Current Zoning: AG-SF1: Agriculture / Single-family Rural District

Current Land Use: Agriculture / Vacant

Approximate Acreage: 206 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Context Map
4. Project Narrative
5. Proposed Ordinance 24-05
6. Concept Plan
7. Home Character Imagery
8. Community Amenities
9. Neighborhood Meeting Summary

Staff Reviewer: Weston Rogers, Senior Associate Planner

PETITION HISTORY

The petition (Ord. 24-05) received its first reading at the January 29, 2024 City Council meeting. Discussion regarding this petition can be viewed [here](#).

The petitioner held a neighborhood meeting on January 31, 2024 at Northview Church. A summary from this meeting can found within [Exhibit 9](#), Neighborhood Meeting Summary.

The petition will receive a public hearing at the February 2, 2024 Advisory Plan Commission (the "Plan Commission") meeting at Westfield City Hall. A workshop meeting will follow on March 18, 2024 at the Westfield City Services Center.

PROJECT OVERVIEW

Location: The 206 acres +/- Property is generally located southwest of the intersection at 193rd Street and Casey Road, see **Exhibit 2**, *Location Map*.

Property Description: The Property is currently zoned AG-SF1: Agriculture / Single-family Rural District. The Property is currently used primarily for agricultural purposes.

Project Description: The petitioner is requesting to re-zone the 206-acre Property to the Winterburg Planned Unit Development (PUD) District. As described in **Exhibit 4**, *Narrative Statement* supplied by the applicant, the proposed ordinance would allow for the development of up to four-hundred (400) single-family residential lots within two (2) residential districts, dedicate a minimum of 25% of the Property to be Open Space, require the Property to be developed in general conformance with **Exhibit 6**, *Concept Plan*, and require the development of specific on-site amenities as noted in **Exhibit 8**, *Community Amenities*. Specific ordinance details area outlined below.

ORDINANCE DETAILS

Definitions:

- In addition to the Chapter 12 definitions found within the Unified Development Ordinance (the “UDO”) the proposed ordinance would incorporate additional definitions specific to the development of the Property.

Concept Plan:

- The proposed Ordinance would require the Property to be developed in general conformance with **Exhibit 6**, *Concept Plan* as determined by the Director of Community Development.

Underlying Zoning Districts:

- The proposed Ordinance would assign the following underlying Zoning District to the Property:
 - *Area A – Northern Portion of Community*
 - SF4: Single-Family High-Density District
 - *Area B – Southern Portion of Community*
 - SF3: Single-Family Medium Density District
- See **Exhibit 6**, *Concept Plan* for further detail on the proposed limits of each underlying Zoning District; provided however, the proposed Ordinance would allow for the underlying Zoning Districts to be reduced or enlarged in area and number of lots by up to fifteen (15) percent.

Permitted Uses:

- The proposed Ordinance would allow for all permitted uses within the Underlying Zoning District(s), as set forth in Chapter 4 and Chapter 13 of the UDO, to be permitted on the Property.
- A link to the UDO land use table can be found [here](#) (page 330) of the UDO.



Maximum Dwellings:

- The proposed Ordinance would permit a maximum of four-hundred (400) Dwellings to be developed on the Property.

General Regulations:

The proposed ordinance defaults to the standards of the Underlying Zoning District except as modified below:

Area A – Northern Portion of Property – Underlying Zoning SF4: Single-Family High-Density District

Standard	Proposed “Area A” PUD Standard	Default UDO Standard
Minimum Lot Area	7,500 SF	9,000 SF
Minimum Building Setback Lines		
Front Yard	20’	25’
Side Yard	6’	8’
Rear Yard	20’	25’
Minimum Lot Width	60’	50’
Maximum Bldg. Height	2.5 Stories	25’
Minimum Living Area (Total)		
One Story Dwellings	1,800 SF (total)	1,000 SF (ground floor)
Two Story Dwellings	2,000 SF (total)	750 SF (ground floor)

Area B – Southern Portion of Property – Underlying Zoning SF3: Single Family Medium Density District

Standard	Proposed “Area B” PUD Standard	Default UDO Standard
Minimum Lot Area	9,100 SF	12,000 SF
Minimum Building Setback Lines		
Front Yard	20’	20’
Side Yard	7’	10’
Rear Yard	20’	30’
Minimum Lot Width	70’	80’
Maximum Bldg. Height	2.5 Stories	25’
Minimum Living Area (Total)		
One Story Dwellings	2,000 SF (total)	1,200 SF (ground floor)
Two Story Dwellings	2,200 SF (total)	800 SF (ground floor)

Development Standards:

As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with the modifications to the Development Standards as briefly highlighted below:

Article 6.3 – Architectural Standards

- The proposed ordinance would modify the following UDO Architectural Standards applicable to Single-family Districts (Residential Uses) as noted below:
 - Streetscape Diversity:
 - Article 6.3(C)(2) of the UDO requires two (2) streetscape diversity “design objectives” to be integrated into the design of new neighborhoods.
 - The proposed ordinance would omit these standards and require a total of four (4) specific anti-monotony standards to provide diversity in the architectural elevation design, color package, and building material variations.
 - Architectural Standards:
 - Article 6.3 of the UDO outlines requires specific architectural design standards (façade orientation, façade enhancements, and features for the development of Single-family Districts).
 - This includes a “point system” for measuring compliance (i.e. a minimum cumulative point value required when totaling all architectural features included as part of a single-family architectural design).
 - The proposed ordinance would incorporate specific architectural standards to be applicable to the Property that address Minimum Roof Overhang, Garage Composition and Orientation, Permitted and Prohibited Building Materials, Front Building Façade Requirements, and Side Building Façade Requirements.
 - This includes a “pick list” for measuring compliance (i.e. a minimum cumulative selection of architectural features required to be included in the single-family architectural design).
- The proposed ordinance would incorporate **Exhibit 7; Home Character Imagery**, as a compilation of images designed to capture the intended architectural styles of structures to be constructed within the District.

Article 6.8 – Landscaping Standards

- The proposed ordinance would modify the following UDO Landscaping Standards applicable to Single-family Districts (Residential Uses) as noted below:
 - Street Trees
 - Article 6.8(J)(3) of the UDO requires a minimum spacing for street trees of twenty-five (25) feet.
 - The proposed ordinance would reduce the minimum spacing to twenty (20) feet.

- Individual Lot Landscaping
 - Article 6.8(K) of UDO requires minimum quantities of landscape material to be provided on each residential lot based on the size of such residential lot.
 - The proposed ordinance would apply Article 6.8(K) the Property; however, the proposed ordinance would clarify that:
 - Lots within Area A shall receive a minimum of 2 Shade Trees, 1 Ornamental or Evergreen Tree, and 4 shrubs.
 - Lots within Area B shall receive a minimum of 4 Shade Trees, 2 Ornamental or Evergreen Trees, and 4 shrubs.
- Buffer Yards
 - Article 6.8(N) of the UDO would require the landscape buffer yards noted in the tables below “Default UDO Standard”.
 - The proposed ordinance would modify the default UDO requirements of Article 6.8(N) as noted in the tables below “Proposed PUD Standard”.

“Area A” Western Perimeter

Standard	Default UDO Standard	Proposed PUD Standard
Buffer Yard Type	“Type B”	“Type A”
Minimum Width	40’	30’
Shade Trees / 100 LF	4	3
Evergreen Trees / 100 LF	4	3
Shrubs	10	10
Mound / Fence	4’ mound for 60% of lot line	None required

“Area B” Western Perimeter

Standard	Default UDO Standard	Proposed PUD Standard
Buffer Yard Type	“Type B”	Tree Preservation Easement
Minimum Width	40’	30’
Shade Trees / 100 LF	4	None (existing trees to remain)
Evergreen Trees / 100 LF	4	None (existing trees to remain)
Shrubs	10	None (existing trees to remain)
Mound / Fence	4’ mound for 60% of lot line	None required

“Area B” Southern / Southeast Perimeter

Standard	Default UDO Standard	Proposed PUD Standard
Buffer Yard Type	“Type B”	Tree Preservation Easement / Little Eagle Creek Preservation
Minimum Width	40’	None
Shade Trees / 100 LF	4	None
Evergreen Trees / 100 LF	4	None
Shrubs	10	None
Mound / Fence	4’ mound for 60% of lot line	None

Design Standards:

The proposed ordinance defaults to the UDO’s Design Standards except as modified below.

Article 8.6 – Open Space and Amenity Standards

- The proposed ordinance would modify the following UDO Open Space and Amenity Standards applicable to Single-family Districts (Residential Uses) as noted below:
 - Minimum Open Space
 - The UDO requires 12% - 15% open space by default.
 - Proposed ordinance would require a minimum of 25% of the Property to be Open Space as generally depicted on the Concept Plan.
 - Pedestrian Path Network
 - The UDO requires general connectivity between proposed open space.
 - Proposed ordinance would require a network of paths throughout the Property shall be installed as generally depicted on the Concept Plan.
 - Amenities
 - The UDO does not currently require specific amenities to be installed as part of a single-family development.
 - Proposed ordinance would require the following amenities – playground, shade pavilion, play-court, bathhouse building, community pool and parking lot as generally depicted **Exhibit 8**, *Community Amenities*.



Article 8.7 – Pedestrian Network Standards

- The proposed ordinance would modify Article 8.7(D) Perimeter/External Pedestrian Network to permit modifications as below:
 - o Pedestrian Path along 186th Street & Little Eagle Creek Trail
 - The UDO requires Perimeter/External Pedestrian Network trails to be provided in certain locations, generally along abutting rights-of-way.
 - The proposed ordinance would modify these standards to specify the proposed locations of Perimeter/External Pedestrian Networks as generally depicted on the **Exhibit 6, Concept Plan**.

COMPREHENSIVE PLAN

The majority of the Property falls within the New Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area.

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the February 5, 2024, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.



DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the February 5, Plan Commission Meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov.